

Planning & Zoning Commission  
Regular Meeting  
December 17, 2018  
6:00 p.m.  
St. Mary Parish Courthouse Fifth Floor  
Franklin, Louisiana

The Planning & Zoning Commission met on this date with Chairman Barry Druilhet presiding, and the following members present: Barry Druilhet, Joshua Montgomery, Danny Lipari, and Jeremy Chesteen. Absent were Kimberly Saucier, Jimmy Wiley and Glynn Pellerin. Also in attendance was Parish President, David Hanagriff

Mr. Chesteen pronounced the Invocation and led the Pledge of Allegiance.

Mr. Chesteen moved that the reading of the minutes of the Regular Meeting, November 19, 2018 be dispensed with and that the same be approved. Mr. Montgomery seconded the motion, which carried.

Mr. Druilhet read the request for Final Subdivision/Development Approval for a Subdivision of Property for Adolphe B LLC in an Agricultural (AG) Zoned District located at 670 Hwy. 317 & 8305 Hwy. 90 W. Frontage Rd., Centerville, LA; Sec. 37/8 T15S R10E; Parcel Id# 2474541002.00-32.66 ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044 and Parcel Id# 2474541014.00-13.50 ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044.

Mr. Matthew Fore, Miller Engineer's and Associates, appeared before the board to discuss the request for Final Subdivision/Development Approval for a Subdivision of Property for Adolphe B LLC in an Agricultural (AG) Zoned District located at 670 Hwy. 317 & 8305 Hwy. 90 W. Frontage Rd., Centerville, LA; Sec. 37/8 T15S R10E; Parcel Id# 2474541002.00-32.66 ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044 and Parcel Id# 2474541014.00-13.50 ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044.

Director of Planning and Zoning, Mrs. Tammy Luke, stated that the fire hydrants have not been installed and the Final Plats will not be signed until this issue is resolved.

Mr. Lipari made a motion to approve the request for Final Subdivision/Development Approval for a Subdivision of Property for Adolphe B LLC in an Agricultural (AG) Zoned District located at 670 Hwy. 317 & 8305 Hwy. 90 W. Frontage Rd., Centerville, LA; Sec. 37/8 T15S R10E; Parcel Id# 2474541002.00-32.66 ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044 and Parcel Id# 2474541014.00-13.50 ac tract por of 102.69 ac tract BD Rd - Town - Rd - Darragh Acq. 266 315044. Provided that the fire hydrant issue is resolved. Mr. Chesteen seconded the motion, which carried by the following 3-0-0-3 Roll Call Vote:

Yeas: Joshua Montgomery, Danny Lipari, and Jeremy Chesteen

Nays: None

Abstained: None

Absent: Kimberly Saucier, Jimmy Wiley and Glynn Pellerin

Mr. Druilhet read the request for Rezoning of property by St. Mary Holdings, LLC from General Commercial (GC) Zoned District to Existing Neighborhood (EN3) Zoned District located at 400 Lake Palourde Bypass Rd., Amelia, LA-Sec. 44 T16S R13E;

-Parcel Id# 3494221036.00-Lot 7 being 1.79 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABBCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,

-Parcel Id# 3494221035.00-Lot 8 being 1.83 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABBCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,

-Parcel Id# 3494221034.00-Lot 9 being 1.79 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABBCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,

-Parcel ID# 3494221033.00-Lot 10 being 1.79 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABBCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,

-Parcel Id# 3494221032.00-Lot 11 being 1.81 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABBCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,

-Parcel Id# 3494221031.00-Lot 12 being 1.81 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABBCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,

-Parcel Id# 3494221030.00-Lot 13 being 1.82 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABBCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,

-Parcel Id# 3494221029.00-Lot 14 being 1.85 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABBCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200, and

-Parcel Id# 3494221028.00-Lot 15 being 1.87 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABBCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200.

Mr. Paul Mayronne appeared before the board to discuss the request for Rezoning of property by St. Mary Holdings, LLC from General Commercial (GC) Zoned District to Existing

Neighborhood (EN3) Zoned District located at 400 Lake Palourde Bypass Rd., Amelia, LA-Sec. 44 T16S R13E; -Parcel Id# 3494221036.00-Lot 7 being 1.79 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ

AABBCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,-Parcel Id#

3494221035.00-Lot 8 being 1.83 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABBCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,-Parcel Id# 3494221034.00-Lot 9 being 1.79 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract

"ABCDEFGHJKLMNOPQRSTUVWXYZ AABBCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,-Parcel ID# 3494221033.00-Lot 10 being 1.79 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract

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"ABCDEFGHJKLMNOPQRSTUVWXYZ AABCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,

-Parcel Id# 3494221030.00-Lot 13 being 1.82 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,

-Parcel Id# 3494221029.00-Lot 14 being 1.85 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200, and

-Parcel Id# 3494221028.00-Lot 15 being 1.87 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200.

In reference to Mr. Lipari's inquiry, Mr. Mayronne stated that the property would be used for Modular or Manufactured Homes.

Mr. Lipari made a motion to approve the request for Rezoning of property by St. Mary Holdings, LLC from General Commercial (GC) Zoned District to Existing Neighborhood (EN3) Zoned District located at 400 Lake Palourde Bypass Rd., Amelia, LA-Sec. 44 T16S R13E;

-Parcel Id# 3494221036.00-Lot 7 being 1.79 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,

-Parcel Id# 3494221035.00-Lot 8 being 1.83 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,

-Parcel Id# 3494221034.00-Lot 9 being 1.79 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,

-Parcel ID# 3494221033.00-Lot 10 being 1.79 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,

-Parcel Id# 3494221032.00-Lot 11 being 1.81 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,

-Parcel Id# 3494221031.00-Lot 12 being 1.81 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,

-Parcel Id# 3494221030.00-Lot 13 being 1.82 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200,

-Parcel Id# 3494221029.00-Lot 14 being 1.85 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200, and

-Parcel Id# 3494221028.00-Lot 15 being 1.87 Ac. por Tract Q situated in Sec. 44 T16S R13E included in 215.21 Ac. Tract "ABCDEFGHJKLMNOPQRSTUVWXYZ AABCCDDEEFFGGHHA" per Map 34X 236649 Acq. 143 298200.

Mr. Chesteen seconded the motion, which carried by the following 3-0-0-3 Roll Call Vote:

Yeas: Joshua Montgomery, Danny Lipari, and Jeremy Chesteen

Nays: None

Abstained: None

Absent: Kimberly Saucier, Jimmy Wiley and Glynn Pellerin

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for George Simpson in an Existing Neighborhood (EN2) Zoned District located at 9019 Hwy. 182, Franklin, LA-Sec. 6/37 T15S R10E;

-Parcel Id# 2504561130.00-8.80 Ac por Tract "ABCDEFGHGA" per Plat 39G 253962 containing 9.60 Ac situated in Sec. 6 T15S R10E Acq. 234 310678 &

-Parcel Id# 2504561129.00-.80 Ac por Tract "ABCDEFGHGA" per Plat 39G 253962 containing 9.60 Ac situated in Sec. 37 T15S R10E Acq. 234 310678

Rezoning of property by D & D Property Holdings, LLC from Light Industrial (LI) Zoned District to Heavy Industrial (HI) Zoned District located at 9100 Hwy. 90 W. Frontage Rd., Centerville, LA-Sec. 37 T15S R10E; Parcel Id# 2474501020.00- 4.40 ac por Lot No. 5 Leila Pltn. per Plat SS 34628 being Tract "ABCDEFGA" per Plat 194 305211 Acq. 263 314639.

Mr. Matthew Fore, Miller Engineer's and associates, appeared before the board to discuss the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for George Simpson in an Existing Neighborhood (EN2) Zoned District located at 9019 Hwy. 182, Franklin, LA-Sec. 6/37 T15S R10E;

-Parcel Id# 2504561130.00-8.80 Ac por Tract "ABCDEFGHGA" per Plat 39G 253962 containing 9.60 Ac situated in Sec. 6 T15S R10E Acq. 234 310678 &

-Parcel Id# 2504561129.00-.80 Ac por Tract "ABCDEFGHGA" per Plat 39G 253962 containing 9.60 Ac situated in Sec. 37 T15S R10E Acq. 234 310678

Rezoning of property by D & D Property Holdings, LLC from Light Industrial (LI) Zoned District to Heavy Industrial (HI) Zoned District located at 9100 Hwy. 90 W. Frontage Rd., Centerville, LA-Sec. 37 T15S R10E; Parcel Id# 2474501020.00- 4.40 ac por Lot No. 5 Leila Pltn. per Plat SS 34628 being Tract "ABCDEFGA" per Plat 194 305211 Acq. 263 314639.

Mr. Lipari made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for George Simpson in an Existing Neighborhood (EN2) Zoned District located at 9019 Hwy. 182, Franklin, LA-Sec. 6/37 T15S R10E;

-Parcel Id# 2504561130.00-8.80 Ac por Tract "ABCDEFGHGA" per Plat 39G 253962 containing 9.60 Ac situated in Sec. 6 T15S R10E Acq. 234 310678 &

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Contingent on the approval from the Board of Adjustments. Mr. Chesteen seconded the motion, which carried by the following 3-0-0-3 Roll Call Vote:

Yeas: Joshua Montgomery, Danny Lipari, and Jeremy Chesteen

Nays: None

Abstained: None

Absent: Kimberly Saucier, Jimmy Wiley and Glynn Pellerin

There being no further business, Mr. Lipari moved for adjournment. Mr. Montgomery seconded the motion, which carried.

S/G Barry Druilhet

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Chairman Barry Druilhet

St. Mary Parish Planning and Zoning Commission